037.A	0001	0006.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	300,000	/	300,000
USE VALUE:	300,000	/	300,000
ASSESSED:	300,000	/	300,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	WEI JUNHUA		
Owner 2:			
Owner 3:			
Street 1:	108 DECATUR ST #6		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	YIN BIWEI & WU XIAOXI -
Owner 2:	-
Street 1:	108 DECATUR STREET #6
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	300,000			300,000
Total Card	0.000	300,000			300,000
Total Parcel	0.000	300,000			300,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.48 | /Parcel: 442.4

Legal Description

User Acct

125741

GIS Ref

GIS Ref

Insp Date

05/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 037.A-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	291,500	0	.		291,500	291,500	Year End Roll	12/18/2019
2019	102	FV	266,000	0	.		266,000	266,000	Year End Roll	1/3/2019
2018	102	FV	220,100	0	.		220,100	220,100	Year End Roll	12/20/2017
2017	102	FV	204,800	0	.		204,800	204,800	Year End Roll	1/3/2017
2016	102	FV	204,800	0	.		204,800	204,800	Year End	1/4/2016
2015	102	FV	189,800	0	.		189,800	189,800	Year End Roll	12/11/2014
2014	102	FV	189,900	0	.		189,900	189,900	Year End Roll	12/16/2013
2013	102	FV	189,900	0	.		189,900	189,900		12/13/2012

!3095!

PRINT

Date	Time
12/10/20	18:24:30

LAST REV

Date	Time
06/11/19	11:46:40

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YIN BIWEI & WU	72461-436	1	4/16/2019		330,000	No	No		
LEACHE JENNIFER	64185-321		9/4/2014		213,500	No	No		
SERNA CARLOS JU	50023-393		8/29/2007		205,000	No	No		
SAMPSON MARY M	35982-613		7/26/2002		182,000	No	No		
SMITH DONALD/ET	27347-253		5/30/1997		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	125741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2019	SQ Returned	JO	Jenny O
5/25/2018	Measured	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6022																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	1.927999973
Name:	10 - 6022

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.38495576
Const Adj.:	1.06049991
Adj $ / SQ:	469.999
Other Features:	32737
Grade Factor:	1.00
NBHD Inf:	1.23000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432217
Depreciation:	132259
Depreciated Total:	299959

COMMENTS

646-1118,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1				HB	0	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	0
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	578.10
Special Features:	0	Val/Su Net:	442.48
Final Total:	300000	Val/Su SzAd	442.48

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	678	470.000	318,659

Net Sketched Area:	678			Total:	318,659
Size Ad	678	Gross Are	678	FinArea	678

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	